144.0	0006	0017.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	762,200 / 762,200
					USE VALUE:	762,200 / 762,200
					ASSESSED:	762,200 / 762,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
31		LONGFELLOW RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LANGBEIN MARCO & MANDY
Owner 2:	
Owner 3:	
Street 1:	31 LONGFELLOW RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	HELLMAN WILLIAM S & RHONA P -
Owner 2:	-
Street 1:	31 LONGFELLOW RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,955 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1927, having primarily Vinyl Exterior and 1429 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4955.000	305,200	2,100	454,900	762,200
Total Card	0.114	305,200	2,100	454,900	762,200
Total Parcel	0.114	305,200	2,100	454,900	762,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 533.38 | /Parcel: 533.3

Legal Description

User Acct 94383

GIS Ref

GIS Ref

Insp Date 02/19/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 144.0-0006-0017.0

!11267!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	305,200	2100	4,955.	454,900	762,200	762,200	Year End Roll	12/18/2019
2019	101	FV	238,700	2100	4,955.	426,500	667,300	667,300	Year End Roll	1/3/2019
2018	101	FV	218,600	0	4,955.	352,600	571,200	571,200	Year End Roll	12/20/2017
2017	101	FV	218,600	0	4,955.	324,100	542,700	542,700	Year End Roll	1/3/2017
2016	101	FV	218,600	0	4,955.	295,700	514,300	514,300	Year End	1/4/2016
2015	101	FV	213,300	0	4,955.	290,000	503,300	503,300	Year End Roll	12/11/2014
2014	101	FV	213,300	0	4,955.	269,500	482,800	482,800	Year End Roll	12/16/2013
2013	101	FV	213,300	0	4,955.	256,500	469,800	469,800		12/13/2012

PRINT

Date	Time
12/11/20	01:27:24

LAST REV

Date	Time
11/17/20	11:30:09
danam	

PAT ACCT. 11267

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HELLMAN WILLIAM	67401-399		6/9/2016	Estate/Div	540,000	No	No	4	Rhonda Phyllis Hellman d.o.d. 5/9/2009 bk 674
	10838-123		6/8/1965			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/9/2020	1061	Addition	75,000	O				
2/27/2018	213	Manual	5,000					
6/10/2016	788	Redo Kit	24,500					remod kitch and ba

ACTIVITY INFORMATION

Date	Result	By	Name
2/19/2018	Meas/Inspect	HS	Hanne S
11/14/2008	Meas/Inspect	197	PATRIOT
11/19/1999	Meas/Inspect	256	PATRIOT
5/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	94383
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4955		Sq. Ft.	Site		0	80.	1.15	9									454,921						454,900	

Total AC/HA: 0.11375 | Total SF/SM: 4955 | Parcel LUC: 101 One Family | Prime NB Desc: Brackett | Total: 454,921 | Spl Credit | Total: 454,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	50
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	167.046
Other Features:	88751
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	374888
Depreciation:	69729
Depreciated Total:	305159

COMMENTS

648-7534.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

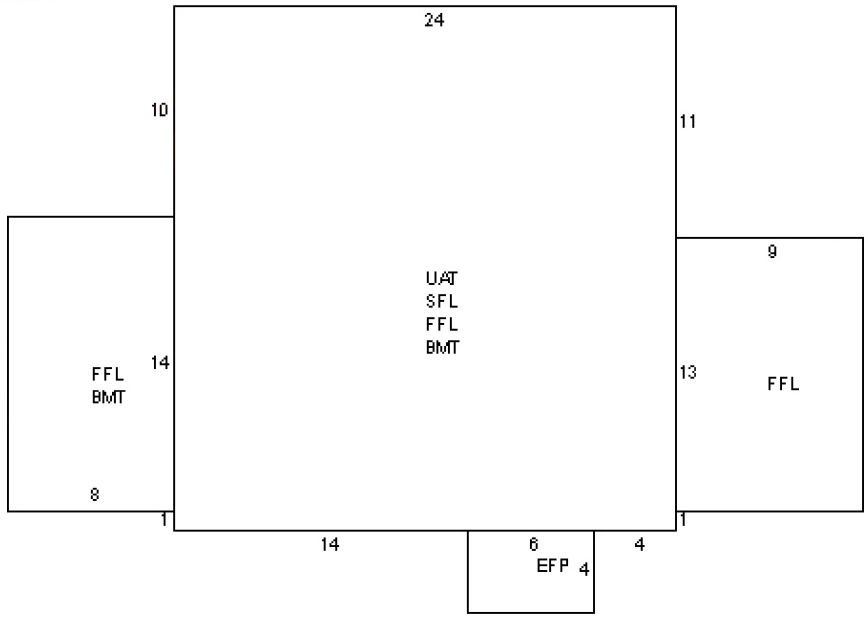
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	167.05
Special Features:	0	Val/Su Net:	131.84
Final Total:	305200	Val/Su SzAd	213.58

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	829	167.050	138,481
BMT	Basement	712	50.110	35,681
SFL	Second Floor	600	167.050	100,227
UAT	Upper Attic	150	66.820	10,023
EFP	Enclos Porch	24	71.870	1,725

Net Sketched Area:	2,315			Total:	286,137
Size Ad	1429	Gross Are	2765	FinArea	1429

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

144.0-0006-0017.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	80	A	AV	1980	0.00	T	31.2	101						
22	Wood Deck	D	Y	1	10X20	A	AV	2016	11.00	T	5	101			2,100			2,100

More:	N	Total Yard Items:	2,100	Total Special Featues:		Total:	2,100